

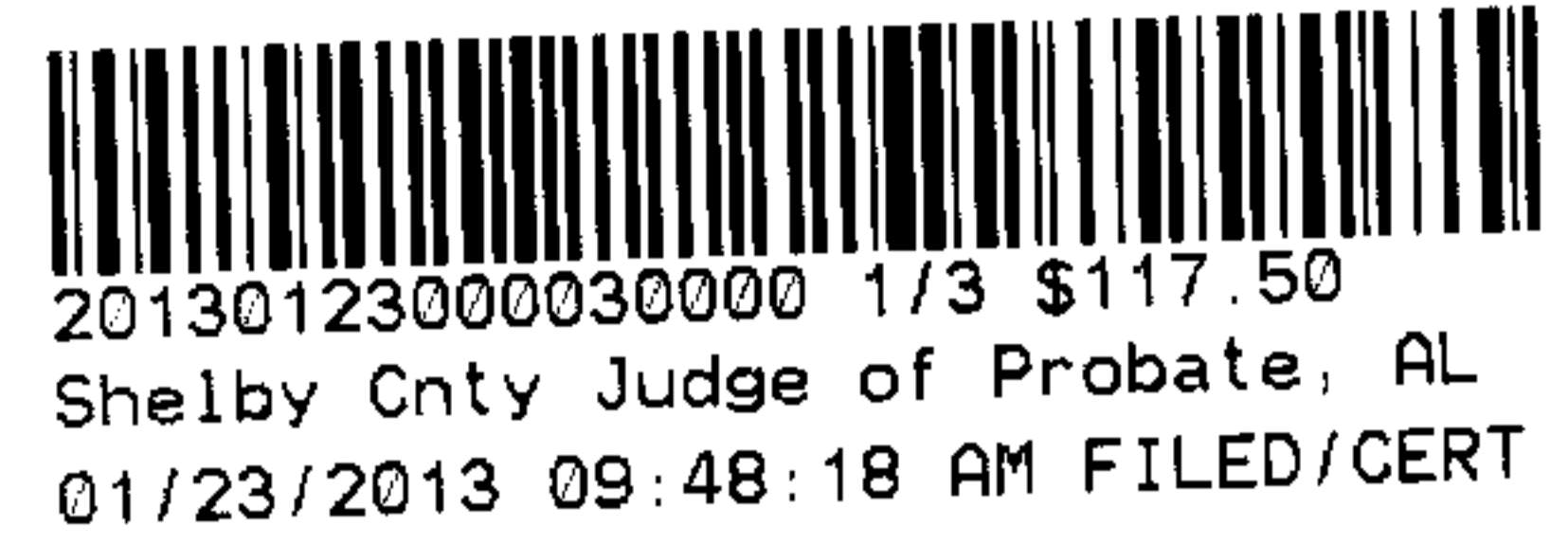
Send tax notice to:

PATRICIA B. GILES
236 CREST LAKE DRIVE
HOOVER, AL, 35244

STATE OF ALABAMA
Shelby COUNTY

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

2013015



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thirteen Thousand Five Hundred and 00/100 Dollars (\$213,500.00) in hand paid to the undersigned, DARIO VALI, A SINGLE INDIVIDUAL (hereinafter referred to as "Grantors") by PATRICIA B. GILES (hereinafter referred to as Grantees") the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 35, BLOCK 2, ACCORDING TO THE AMENDED MAP OF SOUTHLAKE CREST 2ND SECTOR, AS RECORDED IN MAP BOOK 19, PAGE 14, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

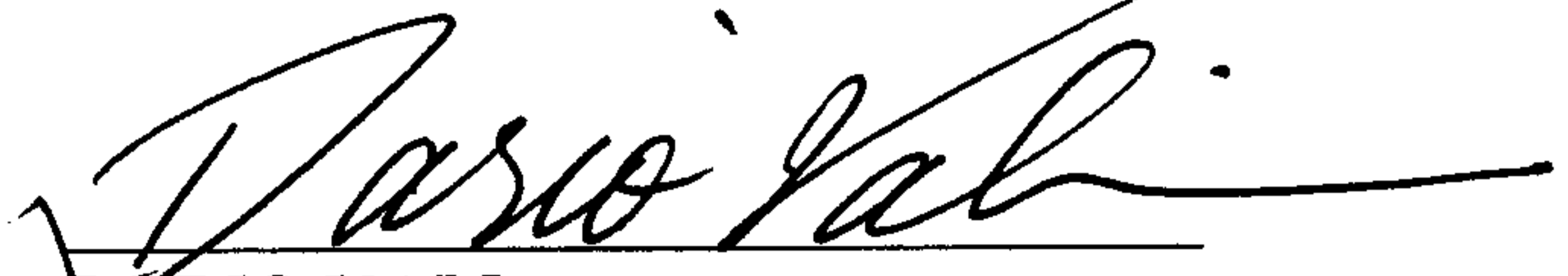
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2012 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2013.
2. EASEMENTS(S), BUILDING LINE(S) AND RESTRICTION(S) AS SHOWN ON RECORDED MAP.
3. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN INST. NO. 1998-17706.
4. RESTRICTIONS APPEARING OF RECORD IN INST. NO. 2011-13276 AND INST. NO. 2011-25234.

\$114,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

DARIO VALI IS THE SURVIVING GRANTEE OF DEED RECORDED IN INST. NO. 20110615000176040. THE OTHER GRANTEE, SANDRA JOYCE LANE HORNSBY, HAVING DIED ON OR ABOUT AUGUST 7, 2011

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 17th day of January, 2013.


DARIO VALI

STATE OF ALABAMA
COUNTY OF SHELBY

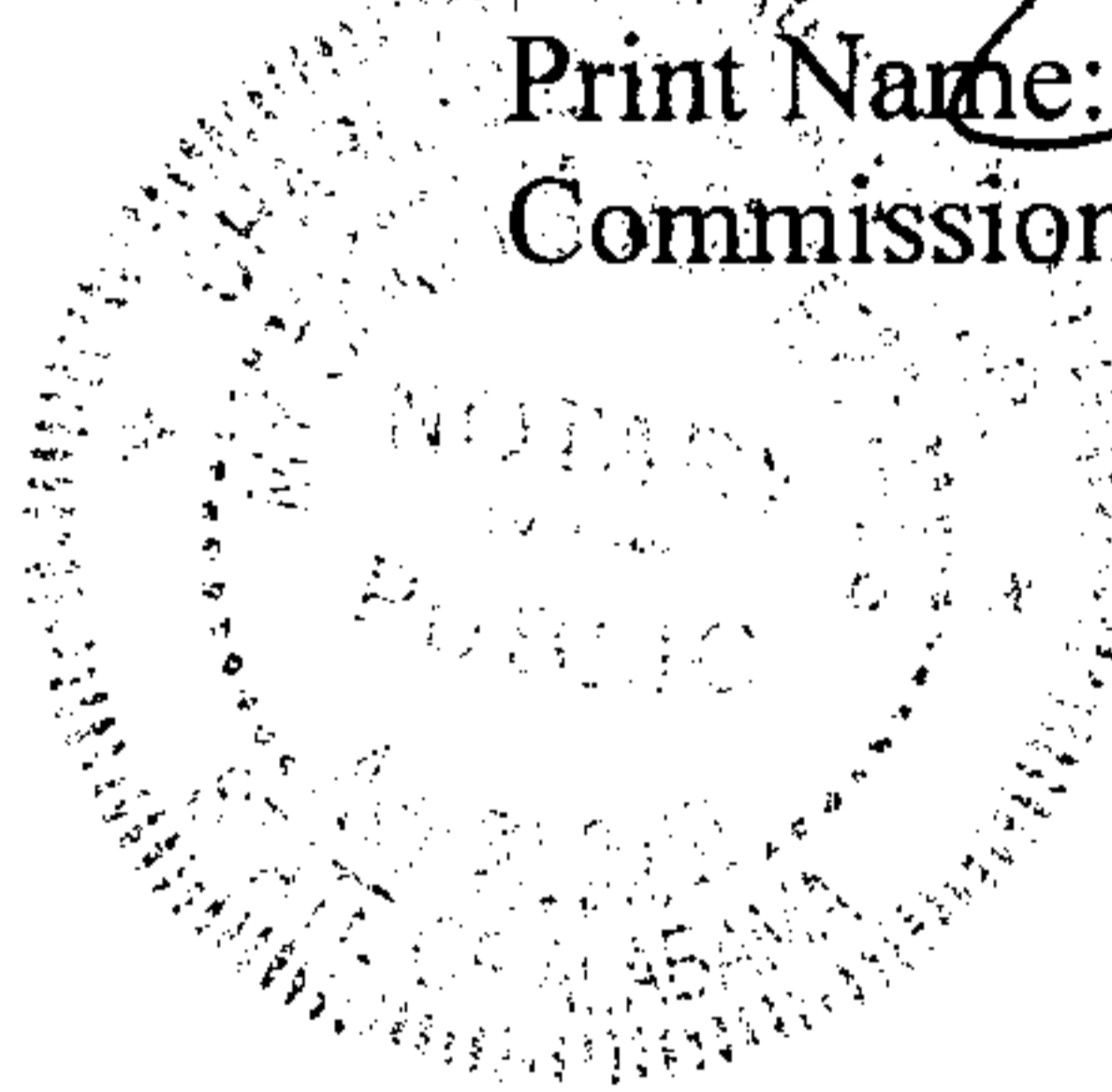
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DARIO VALI, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 17th day of January, 2013.


Notary Public

Print Name:

Commission Expires:



6-30-16



20130123000030000 2/3 \$117.50
Shelby Cnty Judge of Probate, AL
01/23/2013 09:48:18 AM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Dario Vali
Mailing Address P.O. Box 382223
Hoover AL 35228

Grantee's Name Patricia B Giles
Mailing Address 236 Crest Lake Dr
Hoover AL 35244

Property Address 236 Crest Lake Dr.
Hoover AL 35244

Date of Sale 1-17-13
Total Purchase Price \$ 213,500
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

Bill of Sale Appraisal
 Sales Contract Other
 Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 1-17-13

Print Patricia B. Giles

Unattested _____
(verified by)

Sign Patricia B. Giles
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

STATE OF ALABAMA

COUNTY OF SHELBY

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 17 DAY OF January 2013.

20130123000030000 3/3 \$117.50
Shelby Cnty Judge of Probate, AL
01/23/2013 09:48:18 AM FILED/CERT

NOTARY PUBLIC